



**PUBLIC NOTICE**  
**HUACHUCA CITY TOWN COUNCIL**  
**MEETS**  
**THURSDAY, JANUARY 10, 2019, AT 7:00PM**  
**HUACHUCA CITY TOWN HALL-500 N. GONZALES BLVD. HUACHUCA CITY,**  
**AZ 85616**

**AGENDA**

**A. Call to Order**

Mayor

- Pledge of Allegiance
- Roll Call and Ascertain Quorum
- Invocation

*Any prayer/invocation that may be offered before the start of regular Council business shall be the voluntary offering of a private citizen, for the benefit of the Council and the citizens present. The views or beliefs expressed by the prayer/invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker. A list of volunteers is maintained by the Town Clerk's Office and interested persons should contact the Town Clerk's Office for further information.*

**B. Call to the Public**

Mayor

*A.R.S. 38-431.01 states the Public Body may make an open call to the public during a public meeting, subject to reasonable time, place and manner restrictions, to allow individuals to address the public body on any issue within the jurisdiction of the Public Body. At the conclusion of an open call to the public, individual members of the Public Body may respond to criticism made by those who have addressed the Public Body, may ask staff to review a matter or may ask that a matter be put on a future agenda. However, members of the Public Body shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.*

**C. Consent Agenda**

Mayor

*All items listed in the Consent Agenda are considered routine matters and will be enacted by one motion of the Council. There will be no separate discussion of these items unless a Member of the Town Council requests that an item or items be removed for discussion. Council Members may ask questions without the removal of the item from the Consent Agenda. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence.*

- C.1 Consider approval of the minutes of the Work Session held on December 13, 2018.

- C.2 Consider approval of the minutes of the Regular Council meeting held December 13, 2018.
- C.3 Consider approval of the Invoice Payment Approval Report in the amount of \$ 128,303.23
- C.4 Consider acceptance of letter from HCSC Management, LLC advising their intent to cease operations of the Huachuca City Senior Center.
- C.5 Authorize the declaration as surplus property the following item(s), to be sold by auction or otherwise disposed of in accordance with Town Policy:
  - a. 2005 Ford F250 Pickup VIN/1FTSW20555EB73070
  - b. 2002 GMC/Heil Garbage Truck VIN/1GDP7C1C12J502321
  - c. 1996 Dodge Dump Truck VIN/1B6MC3652TS692711
  - d. 1994 White/GMC Garbage Truck VIN/4V2DAFMDXRN680047
  - e. 323 300 gallon garbage cans
  - f. 186 95 gallon garbage cans

**D. Unfinished Business before the Council**

Mayor

*Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the Mayor at any time.*

- D.1 Discussion and/or Action [Dr. Jim Johnson] Second required reading and Adoption of Ordinance 2019-01, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18 "ZONING," CHAPTER 18.10 "DEFINITIONS" AND CHAPTER 18.100 "SUPPLEMENTAL REGULATIONS," SECTION 18.100.210 "HOME OCCUPATIONS" TO CLARIFY THAT HOME OCCUPATIONS REQUIRE A BUSINESS LICENSE, APPROVAL OF THE BUILDING OFFICIAL AND PERMISSION OF THE PROPERTY OWNER; AND TO PROHIBIT NAIL SALONS, DENTAL OFFICES AND AUTO REPAIR AND SERVICE BUSINESSES FROM BEING HOME OCCUPATIONS; AND TO PROHIBIT OUTSIDE DISPLAY OR STORAGE OF STOCK-IN-TRADE.
- D.2 Discussion and/or Action [Dr. Jim Johnson]: Second required reading and Adoption of Ordinance 2019-02, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18 "ZONING," CHAPTER 18.35 "R-1 RESIDENTIAL DISTRICTS," SECTION 18.35.040 "USE REGULATIONS;" CHAPTER 18.40 "R-2 RESIDENTIAL DISTRICTS," SECTION 18.40.020 "USE REGULATIONS;" CHAPTER 18.45 "R-3 RESIDENTIAL DISTRICTS," SECTION 18.45.010 "USES PERMITTED;" AND CHAPTER 18.50 "R-4 RESIDENTIAL DISTRICTS," SECTION 18.50.010 "USES PERMITTED," TO PROHIBIT MANUFACTURED HOMES AND MOBILE HOMES IN RESIDENTIAL DISTRICTS 1 AND 2.
- D.3 Discussion and/or Action [Dr. Jim Johnson]: Second required reading and Adoption of Ordinance 2019-03, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18

“ZONING,” CHAPTER 18.110 “SIGN REGULATIONS,” BY REPLACING THE TOWN’S SIGN REGULATIONS WITH THE NEW 2018 SIGN REGULATIONS.

- D.4 Discussion and/or Action [Dr. Jim Johnson]; First Reading of Ordinance 2019-04, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18 “ZONING,” CHAPTER 18.115 “MANUFACTURED HOME PARKS” BY REPLACING THE TOWN’S MANUFACTURED HOME PARKS REGULATIONS WITH THE NEW 2018 MANUFACTURED HOME PARKS REGULATIONS.
- D.5 Discussion and/or Action [Dr. Jim Johnson]; Second required reading and Adoption of Ordinance 2019-05, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18 “ZONING,” CHAPTER 18.120 “RECREATIONAL VEHICLE PARKS” BY REPLACING THE TOWN’S RECREATIONAL VEHICLE PARKS REGULATIONS WITH THE NEW 2018 RECREATIONAL VEHICLE PARKS REGULATIONS.
- D.6 Discussion and/or Action [Dr. Jim Johnson]; Second required reading and Adoption of Ordinance 2019-06, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 18 “ZONING,” CHAPTER 18.135 “AMENDMENTS,” TO ADD NEW SECTION 18.135.035, ESTABLISHING A NEW CITIZEN REVIEW PROCESS FOR REZONING OF PROPERTY, CONDITIONAL USE APPROVAL, DEVELOPMENT PLAN AMENDMENTS AND CHANGES TO ZONING REGULATIONS.
- D.7 Discussion and/or Action [Mayor Wallace]: Second required reading and Adoption of Ordinance 2019-07, AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF HUACHUCA CITY, ARIZONA, AMENDING THE TOWN CODE CHAPTER 2.85 “TOWN FACILITY USE POLICY,” SECTION 2.85.050 “CHARGES” AND CHAPTER 10.30 “PARKS, RECREATION AND TRANSPORTATION FACILITIES,” SECTION 10.30.030 “USE OF COMMUNITY CENTER,” TO REMOVE THE OPTION FOR CERTAIN PRIVATE ORGANIZATIONS TO USE TOWN FACILITIES FREE OF CHARGE.
- D.8 Discussion and/or Action [Councilor Welsch]: Consideration of using participating council members’ stipends to help fund the Huachuca City Transit.

E. **New Business before the Council**

Mayor

*Public comment will be taken at the beginning of each agenda item, after the subject has been announced by the Mayor and explained by staff. Any citizen who wishes, may speak one time for five minutes on each agenda item before or after Council discussion. Questions from Council Members, however, may be directed to staff or a member of the public through the Mayor at any time.*

- E.1 Discussion and/or Action [Manager Williams]: Consider approval of contract for Keith Barth, to perform magistrate duties for the Town of Huachuca City.
- E.2 Discussion and/or Action [Dr. Jim Johnson]: Consider adoption of Resolution 2019-01, A RESOLUTION OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "2018 SIGN REGULATIONS."
- E.3 Discussion and/or Action [Dr. Jim Johnson]: Consider adoption of Resolution 2019-02, A RESOLUTION OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "2018 MANUFACTURED HOME PARKS REGULATIONS."
- E.4 Discussion and/or Action [Dr. Jim Johnson]: Consider adoption of Resolution 2019-03, A RESOLUTION OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD OF THE TOWN THAT CERTAIN DOCUMENT KNOWN AS "2018 RECREATIONAL VEHICLE PARKS REGULATIONS."
- E.5 Discussion and/or Action [Manager Williams]: Consider adoption of Resolution 2019-04, A RESOLUTION OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, REQUESTING THE SIERRA VISTA METROPOLITAN PLANNING ORGANIZATION TO COORDINATE WITH THE ARIZONA DEPARTMENT OF TRANSPORTATION TO DESIGN AND INSTALL AN EMERGENCY PRE-EMPTION SIGNAL ON HIGHWAY 90 WITHIN THE TOWN OF HUACHUCA CITY LIMITS.
- E.6 Discussion and/or Action [Councilor Welsch]: Discussion of the current use of the surplus funds, including a review of past authorizations and direction for future use.
- E.7 Discussion and/or Action [Councilor Welsch]: Discussion regarding the current situation relating to the storage of roll-offs at the Town Landfill and previous arrangements for said storage.
- E.8 Discussion and/or Action [Mayor Wallace]: Discussion regarding Council conduct.
- E.9 Discussion and/or Action [Manager Williams]: Consider purchase approval of a Public Works truck, up to \$10,000.
- E.10 Discussion and/or Action [Manager Williams]: Request of Council direction to staff to explore the annexation of Lower Huachuca City.
- E.11 Discussion and/or Action [Mayor Wallace]: First reading of Ordinance 2019-08, AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 13 "WATER," CHAPTER 13.05 "WATER SYSTEM ADMINISTRATION," SECTION 13.05.010 "MANAGEMENT OF WATER SYSTEM;" CHAPTER 13.10 "APPLICATION FOR SERVICE," SECTION 13.10.010 "APPLICATION FOR WATER," SECTION 13.10.030 "VIOLATION OF APPLICATION PROVISIONS;" CHAPTER 13.15 "DEPOSIT," SECTION 13.15.010 "DEPOSIT REQUIRED;" "CHAPTER 13.20 "DISCONTINUANCE OF SERVICE;" "CHAPTER 13.25 "RATES AND BILLS," SECTION 13.25.010 "WATER RATES," SECTION 13.25.030 "WATER BILLS," SECTION 13.25.050 "TURN OFFS AND

TURN ONS;" AND "CHAPTER 13.30 "METERS," SECTION 13.30.050 "WATER METER INSTALLATION FEE SCHEDULE," SECTION 13.30.070 "INTERFERENCE BY DOGS," SECTION 13.30.080 "SPECIAL METER READING," AND SECTION 13.30.090 "METER TESTS," TO INCREASE RATES, FEES AND DEPOSITS FOR RESIDENTIAL AND COMMERCIAL WATER SERVICE, AND TO ESTABLISH PENALTIES FOR METER TAMPERING AND THEFT OF SERVICE.

E.12 Discussion and/or Action [Mayor Wallace]: First reading of Ordinance 2019-09, AN ORDINANCE OF THE TOWN OF HUACHUCA CITY, COCHISE COUNTY, ARIZONA, AMENDING THE TOWN CODE TITLE 14 "SEWERS," CHAPTER 14.10 "RULES AND REGULATIONS," SECTION 14.10.020 "GUARANTEE DEPOSIT," AND SECTION 14.10.030 "MINIMUM CHARGES, TAXES AND RATES," AND CHAPTER 14.20 "DEPARTMENT AND CONSUMER RESPONSIBILITIES," SECTION 14.20.010 "SEWER DEPARTMENT RESPONSIBILITIES AND LIABILITIES" TO INCREASE RATES, FEES AND DEPOSITS FOR RESIDENTIAL AND COMMERCIAL SEWER SERVICE.

E.13 Discussion and/or Action [Manager Williams]: Consider approval of quote for purchase of roof repair or replacement for the Huachuca City Senior Center.

- F. Town Manager Report
- G. Items to be placed on future agendas
- H. Adjournment

Posted at 5:00pm January 9, 2019 at the following locations:

<p><b>Town Hall Bulletin Board</b> 500 N. Gonzales Blvd. Huachuca City, AZ 85616</p>	<p><b>Town Hall Lobby</b> 500 N. Gonzales Blvd. Huachuca City, AZ 85616</p>	<p><b>Town Website</b> <a href="https://huachucacityaz.gov">https://huachucacityaz.gov</a></p>
<p><b>Huachuca City U.S. Post Office</b> 690 N. Gonzales Blvd. Huachuca City, AZ 85616</p>	<p><b>Huachuca City Library</b> 506 N. Gonzales Blvd. Huachuca City, AZ 85616</p>	<p><b>Huachuca City Police Department</b> 500 N. Gonzales Blvd. Huachuca City, AZ 85616</p>

*Jennifer A. Fuller*

Town Clerk

Note: This meeting is open to the public. All interested people are welcome to attend. A copy of agenda background material provided to the Committee Members, with the exception of material relating to possible executive session, are available for public inspection at the Town Clerk's Office, 500 N. Gonzales Blvd., Huachuca City, AZ 85616, Monday through Friday from 8:00 a.m. to 5:00 p.m. or online at [www.huachucacityaz.gov](http://www.huachucacityaz.gov)

Individuals with disabilities who need a reasonable accommodation to attend or communicate at a town meeting, or who require this information in alternate format, may contact the Town at 456-1354 (TTY 456-1353) to make their needs known. Requests should be made as early as possible so there is sufficient time to respond.